



**34 Northleigh Grove, Wrexham, LL11 2HQ**

**Price £240,000**

A spacious 3 bedroom detached bungalow located within a cul de sac setting within this popular development on the outskirts of the City centre. Briefly comprising an entrance hall with 6 panel wood effect doors off to all rooms. Spacious Lounge/Dining Room with UPVC double glazed windows and fire surround. Recently fitted Kitchen appointed with a modern grey gloss range of base and wall units incorporating 4 ring gas hob with electric oven below, plumbing for automatic washing machine, space for fridge freezer and part glazed external door opening to a Conservatory which overlooks the rear garden. There are 3 good sized bedrooms and a bathroom having white three piece bathroom suite including a bath with shower over. To the outside there is a private driveway providing parking for 2 cars and a lawned garden area to the front. The rear garden enjoys a sunny aspect and includes a paved patio area with lawned garden beyond. NO CHAIN. Energy Rating -

D (61)

## LOCATION

Northleigh Grove is located within a popular and favoured residential development on the outskirts of Wrexham City Centre and enjoys excellent communication links to Wrexham and the A483 by-pass which links Wrexham, Chester and Oswestry allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham has a wealth of shopping facilities and social amenities as well as the internationally recognised football club, Hospital and University.

## DIRECTIONS

From Wingetts Office proceed right along Holt Street into Chester Street, continue into Chester Road, proceed across the zebra crossing, at the next roundabout take the first left, at the next roundabout take the third exit passing The Lemon Tree Restaurant on the left and proceed for approx. ¾ mile passing Total Fitness Leisure on the left. Continue into New Road and then take a right turning into Southleigh Drive, first left into Northleigh Grove and continue up the hill to the head of the cul-de-sac where No. 34 will be observed on the right hand side.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

## HALLWAY

With wood effect laminate flooring, radiator, coat hanging area and six panel white woodgrain effect doors off.

## LOUNGE 12'4 x 11'0 (3.76m x 3.35m )

A good sized reception room with upvc double glazed windows to front and side, electric fire in surround (not tested) and two radiators.

## KITCHEN 13'3 x 8'6 (4.04m x 2.59m )

Fitted with a range of modern grey gloss fronted base and wall cupboards complimented by wood effect work surface areas with part tiled walls, four ring stainless steel gas hob with extractor hood above and oven/grill below, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, mains wired smoke alarm, two upvc double glazed windows, radiator and upvc part glazed door opening to:

## CONSERVATORY 8'9 x 11'7 (2.67m x 3.53m )

Floor to ceiling double glazed windows with central sliding doors, wood effect flooring and polycarbonate roof.

## INNER HALLWAY

Ceiling hatch to roof space, six panel white woodgrain effect doors off and useful storage cupboard housing the Worcester gas combination boiler.

## BEDROOM ONE 10'4 x 8'7 (3.15m x 2.62m )

Upvc double glazed window to front with radiator below.

## BEDROOM TWO 8'7 x 10'8 (2.62m x 3.25m )

Upvc double glazed window overlooking the rear garden with radiator below.

## BEDROOM THREE 17'0 x 8'1 (5.18m x 2.46m )

Located off the main hallway and having upvc double glazed window to front with radiator below, upvc double glazed window overlooking the rear garden, wood effect flooring and built-in storage cupboard/wardrobe.

## BATHROOM

Appointed with a white three piece bathroom suite of low flush w.c, pedestal wash basin, bath with shower over, part tiled walls, upvc double glazed window and radiator.

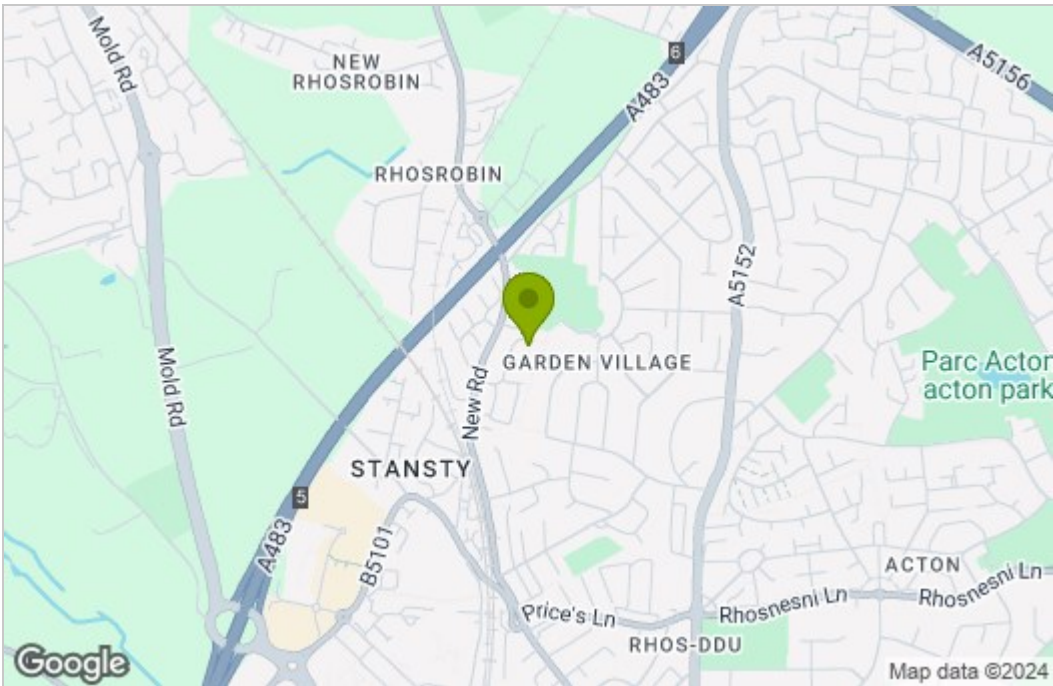
## OUTSIDE

The property is approached along a private driveway with lawned garden to front and decorative gravelled border. A gated side path leads to the rear garden which includes a paved patio area, lawn, decorative gravel and privacy hedging.

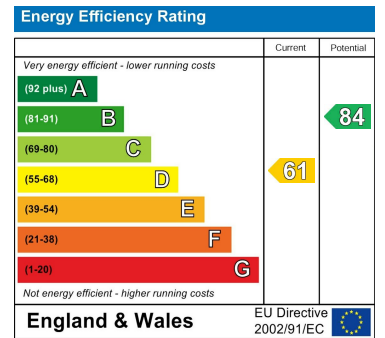
## COUNCIL TAX BAND - D

# Floor Plan

## Area Map



## Energy Efficiency Graph



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